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December 05, 2019

Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Variance Request
3905 Teal Drive
Letter of Intent
Our File Number: 119129

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners for the lot at 3905 Teal Drive.

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is to allow the southern side setback to be reduced from 7.5 feet to 5.61 feet, and the rear setback to be reduced from 25.00 feet to 23.74 feet.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST:

The circumstances necessitating a variance are as follows. The owners are not the original owners of the home. Through some sequence of events, the current owners discovered there was an encroachment along the north line of the property with a small retaining wall and a fence. Therefore they decided to have their own survey prepared of the property. That survey revealed not only the encroachment, but also the infringement of the home into the building setbacks. The current owners are in the process of selling the home and in the interest of having a clear title, they are making this request.

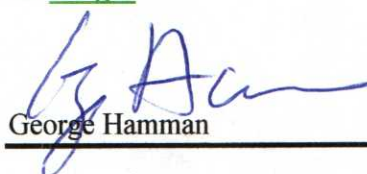
Another point of interest is that a replat has been prepared and submitted to the City. The replat has been prepared, again in order to provide clear title to the property, and resolve the retaining wall and fence encroachment matters, to the best of their ability.

The current zoning of the property is R-1. Both the variance drawing and the proposed replat have been included for your use.

Thank you for your time and attention.

Respectfully,




George Hamman
